

**CITY OF KANNAPOLIS, NC
BOARD OF ADJUSTMENT
Minutes of Regular Meeting
Tuesday, November 10 2015**

The Board of Adjustment met on Tuesday, November 10, 2015 at 6:00 PM at the Kannapolis Train Station, 201 South Main Street, Kannapolis, North Carolina.

Board Members Present: Jeff Parker
Jonathan Farmer
Andrew Baker
Colby Meadows
Scott Wilson
Boyd Hardin

City Attorney: Walter Safrit

Board Members Absent: James Palmer
Thomas Van Etten
Ryan Craft

Visitors: None

Staff Present: Zachary D. Gordon, AICP, Planning Director
David Jordon, IT

Recording Secretary: Pam Scaggs

CALL TO ORDER

Board Chairman Jeff Parker called the meeting to order at 6:01 P.M.

ROLL CALL AND RECOGNITION OF QUORUM

Recording Secretary Pam Scaggs called the roll. The presence of a quorum was recognized by Chairman Parker.

APPROVAL OF AGENDA

Chairman Parker asked for a motion to approve the agenda which was made by Mr. Farmer, seconded by Mr. Hardin and the motion was unanimously approved.

APPROVAL /CORRECTION OF MINUTES

Chairman Parker requested a motion to approve the October 13, 2015 minutes which was made by Mr. Meadows, seconded by Mr. Baker and the motion was unanimously approved.

ORDERS FOR APPROVAL

Faggart Family Trust – Official Zoning Map Amendment (BOA-2015-10 – Coddle Creek Reservoir Critical Area) – This Order is for approval of an Official Zoning Map Amendment. The proposed Amendment will add 1.64 acres to, and remove 3.16 acres from, the Watershed Critical Area, resulting in a net decrease of 1.52 acres within the Coddle Creek Reservoir Critical

1 Area Watershed Protection Overlay District. The property is located off Macedonia Church Road
2 and is further identified as Cabarrus County PIN# 4691-79-5791. The property is zoned AG –
3 Agricultural District.
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5 **Arbor Lane Investments, Inc. – Official Zoning Map Amendment (BOA-2015-09 – Lake**
6 **Concord Protected Area)** – This Order is for approval of an Official Zoning Map Amendment.
7 The proposed Amendment will remove 1.748 acres from the Lake Concord Protected Area
8 Watershed Protection Overlay District. The properties are located on Coldwater Ridge Drive
9 and are further identified as Cabarrus County PIN#'s 5622-58-3753, 5622-58-4755, 5622-58-
10 5865, 5622-58-6992 and 5622-58-8929. The property is zoned C-2 – General Commercial
11 District.
12

13 **Convenience Store – Fuel Station – Conditional Use Permit (BOA-2015-14 – Bohler**
14 **Engineering)** – This Order is for approval of a Conditional Use Permit (CUP). The proposed
15 CUP will allow for a Convenience Store with Fuel within the Center City District (CC). The
16 property is located at 421 N. Main Street and is further identified as Cabarrus County PIN
17 #4614-72-4262. The property is zoned CC – Center City District.
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19 Chairman Parker requested a motion to approve all three (3) orders as presented which was made
20 by Mr. Farmer, seconded by Mr. Hardin and the motion was unanimously approved.
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22 **2016 MEETING DATES**

23 Planning Director, Zac Gordon, presented the proposed 2016 Board of Adjustment Regular
24 Scheduled Meeting calendar and asked that the Board consider moving their regularly scheduled
25 meetings from the first Tuesday to the third Tuesday of the month. This is an intentional move
26 to separate the Board of Adjustment meetings from the Planning & Zoning Commission
27 meetings. Mr. Gordon cited the reasoning was due to the logistical challenges placed on Staff to
28 prepare for the back to back meetings. He also stated that there are many times that a decision is
29 made during a Planning & Zoning Commission meeting that requires Board of Adjustment
30 approval and that it makes sense to hold the Board of Adjustment meeting after Planning &
31 Zoning Commission.
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33 Chairman Parker asked if changing the dates of meetings would affect required notices? Mr.
34 Gordon responded “no”. Chairman Parker asked that an email poll be sent to the Board to
35 benefit those members that were not present at tonight’s meeting. Mr. Gordon responded that
36 Planning would send an email and asked the Board to be prepared to approve or deny the
37 proposed schedule at the next meeting scheduled for Tuesday, December 1, 2015.
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39 **OTHER BUSINESS**

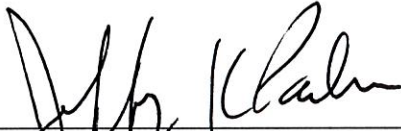
40 Chairman Parker asked if the Board of Adjustment would be meeting in the new building in
41 January, 2016? Mr. Gordon responded “yes”.
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43 Mr. Gordon noted that training for Board of Adjustment would be scheduled in 2016 but that a
44 regularly scheduled meeting would be used instead of adding a day to their calendar.
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1 **ADJOURN**

2 There being no further questions or comments, Chairman Parker requested a motion to adjourn
3 which was made by Mr. Farmer, seconded by Mr. Baker and the motion was unanimously
4 approved.

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6 The meeting was adjourned at 6:14 PM on Tuesday, November 10, 2015.
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Jeff Parker, Chairman
Board of Adjustment

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Pam Scaggs, Clerk to the Board
Board of Adjustment